



18 Acres/7.3 Hectares

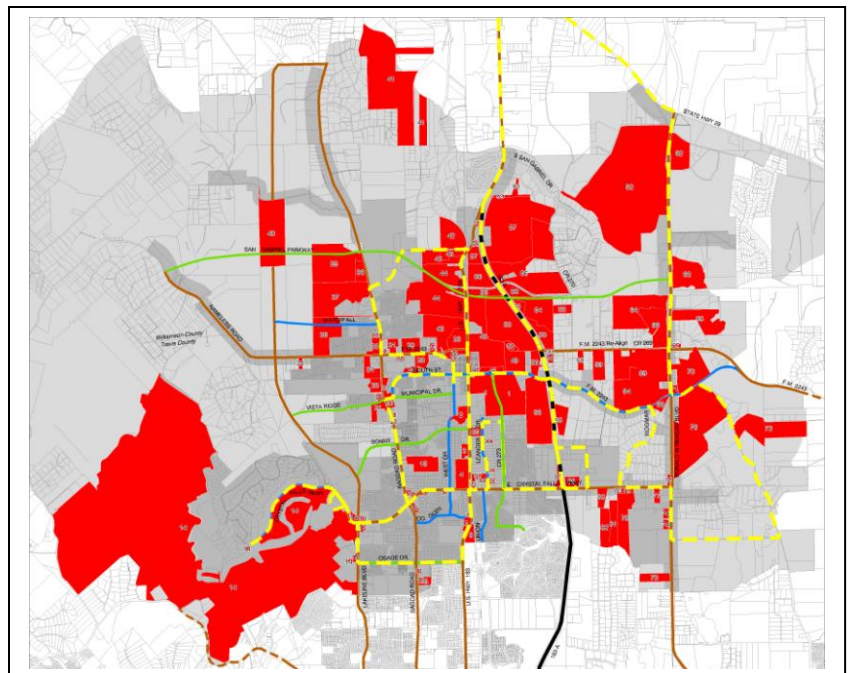
US 183 is 6,000 feet/1,829 meters east

Utilities on-site

Phase I: 80,000 square feet/7,432 square meters retail

Zoning - Local Commercial

Mr. Kirk M. Slack
Noble Capital
9414 Anderson Mill Rd., Suite 101
Austin TX 78729
(512) 249-2800 phone
(512) 249-2803 facs
kslack@noble-capital.com
www.noble-capital.com



Property				
Total Acreage: 18 acres/7.3 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 312 & 342, Sec. W, A	
Location				
City: Leander			County: Williamson	
Address/Directions: Northwest corner of FM 2243 and Bagdad Road				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.1 miles/1.8 kilometers			Type of Zoning: Local Commercial	
Distance to Interstate Highways: 12 miles/19.3 kilometers				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 1,345 x 780 feet/410 x 238 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 5,000 feet/1,524 meters		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: adjacent to several hundred home residential subdivision		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office, Retail and Residential		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 10 inch/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Kirk M. Slack		Phone: (512) 249-2800	Facs: (512) 249-2803	Email: kslack@noble-capital.com Web Site: www.noble-capital.com
Sales Price: \$6 to \$12 per square foot pad sites		Lease Price: Not Applicable		
Comments: Northwest corner of FM 2243 and Bagdad Road. The H-E-B anchored Forum Shopping Center is one-mile (1.6 km) east. The www.XParkUSA.com proposed development is also located one-mile (1.6 km) north.				